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JUN 1 - 1998

CULTURAL PROGRAMS
HERITAGE & MUSEUMS UNIT

The Corporation of the Township of Hamilton

Office of the
ADMINISTRATOR, CLERK-TREASURER
P.O. BOX 1060,
COBOURG, ONTARIO,
K9A 4W5
PHONE 905-342-2810
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April 30, 1998

Heritage Administration Branch
Ministry of Citizenship and Culture
77 Bloor Street West, 7th Floor
Toronto, ON M7A 2R9

Dear Sir/Madam:

RE: PASSING OF BY-LAW FOR DESIGNATION

Enclosed please find reasons for designation and a certified copy of By-Law No. 98-23, passed by Hamilton Township Council regarding the [REDACTED] Fisher House Lot 6, Concession 5, in the Township of Hamilton.

Should you require any additional information, please do not hesitate to contact me.

Yours truly,



for Peggy Cramp, A.M.C.T.
Chief Administrative Officer

PC/rt
Encl.

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CORPORATION OF THE TOWNSHIP OF HAMILTON

BY-LAW NO. 98-23

**BEING A BY-LAW TO DESIGNATE A LAND AND PREMISES UNDER THE
ONTARIO HERITAGE ACT FOR THE [REDACTED] FISHER HOUSE,
LOT 6, CONCESSION 5, HAMILTON TOWNSHIP**

WHEREAS Section 29 of The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes Council of a municipality to enact By-Laws to designate real property, including all buildings and/or structures thereon, to be of architectural or historic value or interest, and;

AND WHEREAS the Council of the Corporation of the Township of Hamilton has caused to be served on the owners of lands and premises below, and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and/or buildings and has caused such notice of intention to be published once in the Cobourg Star having general circulation in the municipality; and

AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the Municipality.

NOW THEREFORE BE IT RESOLVED that the Corporation of the Township of Hamilton Council ENACTS as follows:



1. There is designated as being of architectural and historical value or interest the real property as follows:
 - a) [REDACTED] Fisher House, [REDACTED], R. R. #1 Baltimore, ON K0K 1C0, Lot 6, Concession 5, Township of Hamilton.

- An excellent example of a single storey hip roof building of plank wall frame construction in a single family home.
2. The Clerk is hereby authorized to cause a copy of the by-Law to be registered against the property described above in the proper Land Registry Officer.
3. The Clerk is hereby authorized to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published once in the Cobourg Star having general circulation in the municipality.

This By-Law given a FIRST, SECOND, and THIRD READING and FINALLY PASSED this 28th day of April, 1998.


REEVE


CLERK


CERTIFIED TRUE COPY

CLERK & TREASURER

FISHER [REDACTED] HOUSE

Present Owners: [REDACTED]

Address: R.R. 1, Baltimore Ont., KOK1CO,
Lot 6 , concession 5

Original Owner/Builder: Henry Fisher (1790-1872)

Date: c. 1850

Historical analysis, August 1997:

Lot 6, concession 5, was granted to Arnest Drader in 1802, an absentee owner. In 1832 it was sold to Willard Casey and by 1843 Henry Fisher was paying the taxes on the property according to Hamilton Township assessment rolls.

James Fisher Sr., (1755-1840) Henry's father, emigrated to New York State from Edinburg, Scotland, where he had apprenticed as a weaver. In 1795 the Fisher family were influenced to move to Canada by advertisements in the Philadelphia papers by John Graves Simcoe, Lieutenant-Governor of Upper Canada. Simcoe promised to grant free land to emigrants who would take a loyalty oath and perform settlement duties. The Fishers first settled in Niagara Falls and were considered "late loyalists". In 1802 they were granted lot 17, concession 2, near Cobourg, where they farmed.

James Fisher Sr. had 3 sons, John, James F. and Henry. In 1819 James F. and John established the first sawmill on Baltimore Creek, lot 8 concession 3, leaving Henry to manage the farm. Henry married Elizabeth McDougall, half-sister of John McCarty, the first settler in Baltimore. They had seven children.

Two of the Fisher brothers sold the sawmill in Baltimore and in 1835 left to pioneer in Michigan. The lot 17 farm was also sold and Henry moved to the Cold Springs area where he acquired lots 11 and 12, concession 5. By 1843 he had also acquired lot 6, concession 5, and now owned a total of 600 acres. But by 1847 he had retained only the lot 6 farm..

In 1854, when the Cobourg to Peterborough Railway was built, the line followed the Cobourg Brook valley, part of which flowed through Henry Fisher's farm on lot 6. Fisher had built a sawmill beside the creek and, no doubt, the lumber for his one and a half storey plank house was milled at that sawmill. Henry Fisher died in 1872 and was buried at the Hull's Corners cemetery. His brother-in-law, John McCarty, had been one of the founders of the church there although Henry was listed as "Nothingist" in the township census records of 1848. His property was taken over by his son, Henry Jr.

Around the turn of the century the farm was sold to [REDACTED] who kept the property for over 50 years. The present owners, [REDACTED], purchased the property in 1981.

ARCHITECTURAL ANALYSIS - [REDACTED] HOUSE

The [REDACTED] house is a single storey hip roof building of plank wall construction. Construction details date the house around 1860. The exterior wall framing and siding as well as the roof framing are original. The small gable dormer on the road side of the house is not original. The verandas are not original and it is impossible at this time to determine the existence or configuration of original verandas. The most notable feature of the house is its framing and we shall review this in some detail.

Construction of this house begins like a typical post and beam frame house with a field stone foundation topped heavy sill beams. The length of the house is divided into thirds by two summer beams that are mortised into the sill. The floor joists are mortised between the summer beams and the end sills. However, unlike a post and beam house, there are no vertical posts in the [REDACTED] house. The wall structure consists of heavy vertical planks that are mortised and pegged into the sill beam and into the plate beam on top of the wall. There are wall plates all around the top of the wall and the roof rafter system is attached to these plates. However, in this area, there is a construction anomaly that has proven to be a less than satisfactory compromise. Normally, the top plates are tied together with summer beams and joists that are mortised and pegged into the plates and resist the forces of the roof rafters that attempt to spread the walls apart. In the [REDACTED] house, the summer beams and joists were not mortised into the top plates. Rather, they are located 24 inches lower than normal and were mortised into the wall planks. It can be surmised that this was done to increase the effective storage space in the attic area. Or, possibly it was done so as not to mortise the top plate and thereby further weaken it as it was already grooved to accept the wall planks. Whatever the reason, it was a serious error in judgement as the summer beams and joists have pulled out from the walls and have allowed outward bowing at the top both long walls of at least four to five inches. The present owner has taken steps to arrest this movement and managed to draw both walls back in somewhat. The structural failure at the ends of the summer beams and joists is clearly evident in the attic.

All interior lath and plaster walls use split lath instead of sawn lath. In this Township, split lath usually dates a building before 1865. The present owner will be exposing the interior surface of the exterior walls in the southwest corner of the house within the next year. It is recommended that further research and documentation be carried out at that time.

The small gable dormer on the west end of the house is clearly an afterthought. It appears to be an attempt to make this end of the house look like the front of the house. Although I have no evidence other than architectural precedent, I believe that the long south facing wall was the front of the house. It is possible that further evidence will be found when the interior finish is removed during the next year.

The exterior finish is bevelled siding. Many of the original square nail fasteners are still evident. The clapboard material has been identified as basswood. If this is true, it is most unusual as basswood is usually considered suitable for interior applications. The soffits and eaves have been clad in aluminum. Some of the windows on the north and east walls have been covered or moved to suit later alterations.

In summary, the [REDACTED] house is an excellent example of plank wall frame construction in a single family home. The only other designated property of similar construction is the Old Camborne School and it is somewhat less sophisticated in construction technique.

HOUSE

- TYP. CROSS SECTION.

NOT TO SCALE

ROOF RAFTER LOAD
FORCED PERIMETER
WALLS OUTWARD.

TOP PLATE

SUMMER BEAMS MORTISE
INTO PLANK WALL - PULLED
OUT

WALL PLANKS
 $2\frac{1}{2}$ " THICK
VARYING WIDTHS
12" TYP.

SILL PLATE MORTISED
TO ACCEPT VERTICAL WALL
PLANKS.

FIELDSTONE
FOUNDATION
2 FEET THICK

TED MOC
AUG. '97.